



Agenda for Meeting 07-2016

CITY OF ROCKVILLE PLANNING COMMISSION

Charles Littlefield, Chair

Anne Goodman	Jack Leiderman
Don Hadley	Gail Sherman
David Hill	John Tyner, II

Wednesday, April 13, 2016
7:00 p.m. Mayor and Council Chamber
City Hall, 111 Maryland Avenue

Andrew Gunning, Staff Liaison
Cynthia Walters, Deputy City Attorney
Eliot Schaefer, Assistant City Attorney

Planning Commission Agenda and Staff Reports online:
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

I. PRESENTATION

[Comprehensive Master Plan Update \(Rockville 2040\) Presentation](#) – Community Facilities trends report background presentation; Manisha Tewari, AICP, Principal Planner, 240-314-8213.

II. RECOMMENDATION

[Project Plan Application PJT2016-00006](#), EYA Tower Oaks – A proposal to amend the existing Planned Development approval to allow for residential use rather than office on approximately 40.74 acres of land located on the east side of Preserve Parkway. The property is zoned PD-TO. Planner: Brian Wilson 240-314-8227.

III. COMMISSION ITEMS

- A. Staff Liaison Report
- B. Old Business – [Discussion of APFS Exemptions](#) (transportation test for senior housing)
- C. New Business
- D. Minutes
- E. FYI Correspondence

IV. ADJOURN

HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS

I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

Note: The Planning Commission may ask questions of any party at any time during the proceedings.

II. PLANNING COMMISSION BROADCAST SCHEDULE

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: www.rockvillemd.gov
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)
Sundays at 7:00 pm
Mondays, Thursdays and Saturdays at 1:00 pm
Saturdays and Sundays at 12:00 am (midnight)

III. Video on Demand (within 48 hours of meeting) at: www.rockvillemd.gov/VideoOnDemand.

IV. FUTURE MEETING DATES

April 27, 2016
May 11, 2016
May 25, 2016

V. NEW DEVELOPMENT APPLICATIONS

For a complete list of all applications on file, visit: www.rockvillemd.gov/DevelopmentWatch.
Applications filed since March 23, 2016:

- PAM2016-00093, Johnson Development, 1251 W. Montgomery Ave., for in connection with a forthcoming Level 2 Site Plan application to accommodate a self-storage facility on the property

VI. ADDITIONAL INFORMATION RESOURCES

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: www.rockvillemd.gov/cpds

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.